

EXHIBIT B

THE LAW OFFICE OF DENNIS W. LIGHT, PLLC

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- Licensed in New York, New Jersey & Connecticut -

WEBSITE: www.LightLawOffice.comE-MAIL: dwlight@LightLawOffice.com** LEGAL NOTICE: This listing does not imply consent to service of legal papers via facsimile.*Douglas H. Taub, Esq.
Of Counsel, NY
Phaedra Britt, Esq.
Of Counsel, NJ**William A. Curry and Peter J. Bartolo, Seller
to
Jennifer T. Elia and Janice Elia, Purchaser**

DATE OF CLOSING: September 20, 2007

LOCATION OF CLOSING: Nathan M. Barotz, Esq., 52 Vanderbilt Ave., 14th Floor,
New York, NY 10017-3899**I. PRESENT:**

William A. Curry, Seller
 Peter J. Bartolo, Seller
 Adam H. Stone, Seller's attorney
 Dennis W. Light, Purchaser's attorney
 Nathan M. Barotz, Transfer agent
 Patricia Lee Doran, Bank attorney

II. SELLER'S CREDITS:

Purchase price	\$ 690,000.00
Sept. maintenance (9/29/07 – 9/30/07) \$30.75/day x 2 days	\$ <u>61.50</u>
TOTAL CREDITS TO SELLER	\$ 690,061.50

III. PURCHASER'S CREDITS:

Contract Deposit	\$ 69,000.00
Post-closing rent (9/20/07 – 9/28/07) \$83.93/day x 9 days	\$ 755.37
ACRIS Etax Document prep fee (Benchmark Title Agency)	\$ <u>150.00</u>
TOTAL CREDITS TO PURCHASER	\$ 69,905.37
BALANCE DUE SELLER AT CLOSING	\$ <u>620,156.13</u>

IV. CLOSING PAYMENTS TO SELLER ON BALANCE DUE

Citi Mortgage	\$ 273,045.22
William Curry and Peter Bartolo	\$ 235,150.00
William Curry and Peter Bartolo	\$ 114,317.63
Janice Elia and Jennifer Elia (Overpayment refund)	\$ <u>(2,356.72)</u>
 TOTAL CLOSING PAYMENTS TO SELLER	\$ 620,156.13

V. PURCHASER'S CLOSING COSTS:

Oct. Maintenance charge	\$ 935.20
Maintenance escrow	\$ 11,222.40
Co-op administrative fee	\$ 250.00
New Proprietary Lease	\$ 400.00
Co-op's legal fees	\$ 250.00
Additional document preparation fee	\$ 150.00
Benchmark Title Agency (Co-op search and ACRIS docs)	\$ 450.00
Dennis W. Light (legal fees and travel expense)	\$ <u>761.50</u>
 TOTAL CLOSING COSTS TO SELLER	\$ 14,419.10

PHH Mortgage

PHH

Mortgage Service Center
P. O. Box 5452
Mt. Laurel, NJ 08054-5452

Your semi-annual mortgage statement

5151586 AT **AUTO 0552 10011-332811 PH1 0002 A2

JENNIFER ELIA
337 WEST 20TH APT 1A
NEW YORK, NY 10011-3328

A8 PN

Loan number: 0044758258

Questions?

Visit us at
www.MortgageQuestions.com
Call toll free 1-800-449-8767
Fax 1-856-917-8300

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CENTER. Receive your next statement online.
Visit the Message Center at
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Activity for the period January 01 to June 30, 2008

Date	Description	Principal (\$)	Interest (\$)	Escrow (\$)	Late charges & fees (\$)	Suspense & other (\$)	Total (\$)
Jan 31	Payment	335.58	2,217.33	0.00	0.00	0.00	2,552.91
Mar 17	Payment	337.50	2,215.41	0.00	0.00	0.00	2,552.91
Apr 09	Payment	339.42	2,213.49	0.00	0.00	0.00	2,552.91
May 12	Payment	341.35	2,211.56	0.00	0.00	0.00	2,552.91
Jun 16	Payment	343.30	2,209.61	0.00	0.00	0.00	2,552.91

Details of your loan

Property address 337 WEST 20TH APT 1A
NEW YORK, NY 10011

Principal balance \$387,307.47
Interest rate 6.8400%

Summary of your payments this year

Principal	\$1,697.15
Interest	\$11,067.40
Property taxes	\$0.00
Late charges	\$0.00

Want an easier way to manage your account? Try the Message Center at MortgageQuestions.com. It enables you to receive personalized e-mail alerts regarding mortgage payment confirmations, tax payment notifications, year-end statements and more. So you can access the important information you need when it's convenient for you, any time of the day or night. Sign up today at www.MortgageQuestions.com.

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Thank you for your business

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DIRECT DEBIT: AUTHORIZATION AGREEMENT REQUEST FORM

Loan Number: 0044758258
JENNIFER ELIA

Date of Draft (Please check one) 1st of the month 5th 10th

Additional Principal \$ _____ (optional)

Financial Institution _____

Financial Institution Address _____ Phone () _____

ABA or Routing Number (nine digits) _____

Account # _____ Account Type Checking Savings Other

Borrower's Signature _____

Co-Borrower's Signature _____

RETURN THIS AGREEMENT AND AN UNSIGNED, VOIDED CHECK OR SAVINGS DEPOSIT SLIP TO:
The Mortgage Service Center • P.O. Box 5456 • Mt. Laurel, NJ 08054-5456 • Fax: (856) 917-8322

I authorize The Mortgage Service Center, its
Successors and/or Assigns to debit my account at
the financial institution indicated at left. Debits will
be made on the 1st, 5th, or 10th of each month as
noted. A Returned Item Fee (of up to \$50) will be
assessed for all debits that cannot be made due to
return items. I understand I must continue to
remit my monthly payment by check until I receive
confirmation of the Direct Debit start date.
I further authorize The Mortgage Service Center
to adjust this withdrawal to reflect periodic changes
in the mortgage payment.



Apt. 1A

INCORPORATED UNDER THE LAWS OF THE STATE OF NEW YORK

337 West 20th Street Corporation

The Corporation is authorized to issue 32,000 Common Shares of the par value of \$1 each, of one class.

John Grullin, Jennifer T. Elia and Janice Elia is the owner of
Two Thousand Eight Hundred Seventy fully paid and
non-assessable Shares of the above Corporation transferable only on the
books of the Corporation by the holder hereof in person or by duly authorized
Attorney upon surrender of this Certificate properly endorsed.

In Witness Whereof, the said Corporation has caused this Certificate to be signed
by its duly authorized officers and to be sealed with the Seal of the Corporation.

Dated September 20, 2007

